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TAMPA OFFICE Multifamily Newsletter

05-2

The transmission of this newsletter and other program updates will be effected through electronic mail to those entities that have signed up to receive such information. It is intended to serve as a means of communicating with owners and managers of multifamily properties under the purview of HUD's Tampa Office on program issues that impact the operation of such real estate. If you would like to be placed on the electronic mailing list to receive this publication and other program updates, please send an e-mail message to : Alan_Coupland@hud.gov

Program Information

SECTION 8 - OCCUPANCY ISSUES

- **Utility Allowances**

For those properties having tenant-paid utilities where a Utility Allowance or Personal Benefit Expense (PBE) is allocated to each resident, the owner/agent is responsible to recommend an appropriate amount for this allowance, in accordance with HUD guidance. This applies to OCAF adjustments as well as budget-based increase requests, as outlined in 24 CFR. Handbook 4350.1 , REV-1 provides an overview of the process for budget-based submissions in paragraph 7-24. It is important that the utility allowances be evaluated periodically, and that necessary adjustments be included in any notices to the residents and the submission package.

The recommended utility allowance should represent the owner's best estimate of the average monthly utility cost that an energy-conscious resident will incur for the year. The utility allowance is not meant to pay all actual utility costs.

This is a repeat of information that had been included in several earlier newsletters; however, there have been several instances where the processing of rent increases is being delayed due to the non-submission of the utility allowance determination with the package.

The Contract Administrator Oversight Monitor(CAOM) responsible for HUD's review of NTHDC's activities is Daphne Mallory, of the Jacksonville HUB. She can be reached at (904) 232-1777, extension 2050. For more information on PBCA activities, visit the website :

<http://www.hud.gov/offices/hsg/mfh/rfp/sec8rfp.cfm>

Training

- March 22-24, 2005 Quadel 4350.3/Assisted Housing Manager Jacksonville www.quadel.com

ETC.



- MF Clearinghouse

Tradewinds International is currently under contract with the US Department of Housing and Urban Development (HUD) Office of Multifamily Housing to operate the HUD FHA Multifamily.

The Clearinghouse (MFCH) as an information resource for HUD's multifamily housing programs. The Clearinghouse serves as a COMPLAINT LINE for residents of project-based Section 8 housing programs who feel that they have problems with their landlords, maintenance problems that have not been resolved, and/or discrimination issues based on gender, race, national origin and/or fair housing. They also process publication requests for the HUD Resident Rights and Responsibilities Pamphlet and information requests from HUD Customers and the public.

The MFCH is staffed by information specialists who are trained to answer questions, process orders, and provide information on FHA multifamily housing using a variety of resources including HUD Handbooks and other publications, the HUD website, the HUD field offices, and the HUD HUB Centers. Assistance is available in English and Spanish.

The MFCH can be reached at 1-800-MULTI-70 (1-800-685-8470) or via email at help@hudinfo.us. The Clearinghouse is open Monday through Friday from 9:00 AM to 5:00 PM Eastern Standard Time. It is closed on all Federal Government Holidays.

- New Data Base of Available units for FEMA recipients

Charlotte (FL) Sun-Herald, February 23, 2005

The housing shortage in Florida is so widespread a renewed plea for help from landlords across the state is going out as thousands search for permanent housing in the wake of the destructive 2004 hurricane season.

The Florida State Emergency Response Team and the Federal Emergency Management Agency need rental property owners in disaster-affected areas of the state to list available units on a housing resources Web site.

"We are doing what we can to help people with permanent housing and this is a resource," said FEMA spokeswoman Lisa Pierce.

The database, found at the Disaster Housing Resources Web site, DHRonline.org, lists 25 properties for rent in Charlotte County and two in DeSoto.

The Charlotte list ranges in prices from \$594 a month for a one-bedroom rental to \$1,600 a month for a three-bedroom rental.

The DeSoto list actually lists the same one bedroom rental twice at \$400 a month.

FEMA is providing housing to more than 14,000 families across the state. There are 12,090 families living in travel trailers located in parks and in front of homes and another 2,194 families in mobile homes, Pierce said.

Each person in a FEMA trailer has 18 months to find a place to live meaning some of those impacted by Hurricane Charley now have less than a year to find permanent housing.

FEMA has received more than 129,000 calls from people who need housing assistance, Pierce said.

The prospects of finding a rental are bleak in Southwest Florida. Even if someone were to look in the classified ads, there are few options for people.

Charlotte County Recovery Director Bob Hebert said the housing issue is quickly becoming a crisis as more than 5,000 rental units in the county were destroyed in Charley. Affordable housing and low-income housing also took a hard hit, impacting the core workforce in the community.

"This is a serious life condition issue and with so many businesses destroyed we have a parallel issue," Hebert said. "We are getting grant money but it could take years for it to make a real impact."

Housing grants, which are being distributed through the governor's Hurricane Recovery program, total about \$21 million for Charlotte County and \$11 million for DeSoto. They have limiting rules which could delay the spending of the grants for years, meaning it could be too late for FEMA residents by the time it is spent and new affordable housing is built.

Property owners can register at the site and enter information about available rental units. Those needing housing can search the Web site by location, number of bedrooms, or monthly rent.

Any real estate managers, rental property owners, and anyone with housing resources can list their properties online. Then disaster victims, or people working on their behalf, will have some options when searching for suitable housing, said Bill Carwile, federal coordinating officer.

"It's a free listing and requires only a few minutes to register your rental unit," he said.

The Web site was developed by Florida State University's Florida Public Affairs Center under contract to FEMA. Other partners include the Florida Housing Finance Corporation, the Florida Association of Realtors and the Center for Disaster Risk Policy at Florida State University.

Rental landlords who do not have access to the Internet but have property available to rent may list their property by sending their information via fax at (407) 858-6230 or (407) 858-2018.